

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

.....
IN RE:

**WILLIAM R. FLETCHER,
AKA WILLIAM FLETCHER,**

DEBTOR.

CASE NO. 5-18-04165-PMM

CHAPTER 7

.....
**MARK J. CONWAY, CHAPTER 7
TRUSTEE FOR THE ESTATE OF
WILLIAM R. FLETCHER
AKA WILLIAM FLETCHER,**

MOVANT,

VS.

**AMERICAN EXPRESS BANK, FSB,
CITIBANK, N.A.,
INTERNAL REVENUE SERVICE,
UNITED STATES OF AMERICA,**

**ATTN: CORPORATE OFFICER OR
PERSON IN CHARGE**

RESPONDENTS.
.....

**NOTICE TO CREDITORS AND PARTIES-IN-INTEREST OF TRUSTEE'S
INTENTION TO SELL REAL PROPERTIES
FREE AND CLEAR OF LIENS AND ENCUMBRANCES**

NOTICE IS HEREBY GIVEN that a Trustee's Motion Seeking Authority for Sale Free and Clear of Liens and Encumbrances has been filed with the Bankruptcy Court by the Chapter 7 Trustee, Mark J. Conway.

It is the intention of the Trustee to sell free and clear of liens and encumbrances, the Debtor's real properties and improvements known as 180 and 219 GAF Lake Road, Town of Windsor, Broome County, New York, to My Green Acres, Inc. for the sum of One Hundred Sixty-Eight Thousand Three Hundred and Ninety-Four Dollars (\$168,394.00). Closing costs shall be paid at closing as set forth in the Motion. Liens, if any, shall attach to the sale proceeds.

The Motion may be examined during regular business hours at the Office of the Clerk of the United States Bankruptcy Court, 274 Max Rosenn U.S. Courthouse, 197 South Main Street, Wilkes-Barre, Pennsylvania 18701. All inquiries, including inquiries to examine the property prior to sale should be directed to Mark J. Conway, Esquire, at the address and phone number listed below and not to the United States Bankruptcy Court Clerk.

Any objections to this Motion must be filed with the Office of the Clerk of the United States Bankruptcy Court, 274 Max Rosenn U.S. Courthouse, 197 S. Main Street, Wilkes-Barre, Pennsylvania 18701, with a copy served upon Mark J. Conway, Esq., 502 South Blakely Street, Dunmore, PA 18512, on or before twenty-one (21) days from the date of this Notice. In the absence of any timely filed Objections, the Court may enter an Order authorizing the sale requested under this Motion.

In the event Objections or Responses are filed, a hearing will be held on April 29, 2021 at 1:00 P.M. at the United States Bankruptcy Court, 274 Max Rosenn U.S. Courthouse, Courtroom #2, 197 South Main Street, Wilkes-Barre, PA 18701. For requests to participate in the hearing remotely via Zoom, please review L.B.R. 9074-1 and the Remote Appearance Guide on the website for the U.S. Bankruptcy Court for the Middle District of Pennsylvania.

LAW OFFICES OF MARK J. CONWAY, P.C.
502 South Blakely St.
Dunmore, PA 18512
(570) 343-5350
Counsel for Trustee

DATED: April 6, 2021

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**WILLIAM R. FLETCHER,
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UNITED STATES OF AMERICA,**

**ATTN: CORPORATE OFFICER OR
PERSON IN CHARGE**

RESPONDENTS.
.....

CERTIFICATE OF SERVICE

I, Constance Norvilas, Paralegal, hereby certify that on the 5th day of April, 2021, I served the Trustee's Motion Seeking Authority to Sell Real Properties of the Estate Free and Clear of Liens and Encumbrances and proposed Order with the Clerk using the CM/ECF system which sent notification of such filing to the following Filing Users at the following e-mail addresses:

U.S. Trustee
Middle District of PA
228 Walnut Street

Room 1190
Harrisburg, PA 17101
ustpreion03.ha.ecf@usdoj.gov

Tullio DeLuca, Esquire
381 N. 9th Avenue
Scranton, PA 18504
tullio.deluca@verizon.net

and I hereby certify that on the 6th day of April, 2021, I mailed by United States Postal Service first class mail, with postage pre-paid thereon, the Trustee's Motion Seeking Authority to Sell Real Properties of the Estate Free and Clear of Liens and Encumbrances and proposed Order, along with a Notice and the Order Setting Response Time and Hearing Date issued by the Clerk's Office to the following non CM/ECF participants at the following postal addresses:

Internal Revenue Service
Central Insolvency Operation
P.O. Box 7436
Philadelphia, PA 19101-7436

Attn: Corporate Officer or Person in Charge

Antoinette T. Bacon, Esquire
Acting U.S. Attorney for the Northern District of New York
U.S. Attorney's Office
319 Federal Building
15 Henry Street
Binghamton, NY 13901

Attn: Corporate Officer or Person in Charge

Bruce Brandler, Esquire
Acting U.S. Attorney for the Middle District of Pennsylvania
Harrisburg Federal Building and Courthouse
228 Walnut Street, Ste. 220
P.O. Box 11754
Harrisburg, PA 17108-1754

Attn: Corporate Officer or Person in Charge

Merrick Garland, Esquire
U.S. Attorney General
U.S. Department of Justice
950 Pennsylvania Avenue, NW
Washington, DC 20530-0001

Attn: Corporate Officer or Person in Charge

Citibank, N.A.
701 East 60th Street North
Sioux Falls, SD 57117

Attn: Corporate Officer or Person in Charge

Adrienne Cervenka, Esquire
Rubin & Rothman, LLC
1787 Veterans Highway
Islandia, NY 11749
Counsel for Citibank, N.A.

Attn: Corporate Officer or Person in Charge

American Express Bank, FSB
4315 S. 2700 West
Salt Lake City, UT 84148

Attn: Corporate Officer or Person in Charge

Steven P. Bann, Esquire
Zwicker & Associates, P.C.
100 Corporate Woods, Suite 230
Rochester, NY 14623

Attn: Corporate Officer or Person in Charge

and I hereby certify that on the 6th day of April, 2021, I mailed by United States Postal Service first class mail, with postage pre-paid thereon, the Notice of Trustee's Motion to Sell Real Properties Free & Clear of Liens & Encumbrances to all parties on the attached mailing matrix.

LAW OFFICES OF MARK J. CONWAY, P.C.

/s/ Constance Norvilas
Constance Norvilas, Paralegal
502 South Blakely Street
Dunmore, PA 18512
(570) 343-5350

Label Matrix for local noticing
0314-5
Case 5:18-bk-04165-PMM
Middle District of Pennsylvania
Wilkes-Barre
Tue Apr 6 12:28:16 EDT 2021

Anthony Scottavia
123 Willow Lane
Lake Ariel, PA 18436-4738

(p)JPMORGAN CHASE BANK N A
BANKRUPTCY MAIL INTAKE TEAM
700 KANSAS LANE FLOOR 01
MONROE LA 71203-4774

Mark J. Conway (Trustee)
502 South Blakely Street
Dunmore, PA 18512-2237

Directv, LLC
by American InfoSource as agent
PO Box 5008
Carol Stream, IL 60197-5008

Internal Revenue Service
Special Procedures Branch
PO Box 7346
Philadelphia, PA 19101-7346

Law offices of Tullio DeLuca
381 N. 9th Avenue
Scranton, PA 18504-2005

M&T Bank
Stern & Eisenberg, PC
1581 Main Street
Suite 200
Warrington, PA 18976-3403

Christopher M. McMonagle
Timoney Knox, LLP
400 Maryland Drive
P.O. Box 7544
Fort Washington, PA 19034-7544

Martin A Mooney
Schiller, Knapp, Lefkowitz & Hertzler LLP
950 New Loudon Road
Ste. 109
Latham, NY 12110-2182

American Express
P.O. Box 981535
El Paso, TX 79998-1535

Ariel Land Owners, Incorporated
c/o John J. Martin
1022 Court Street
Honesdale, PA 18431-1925

Comenity Bank
Bankruptcy Department
P.O. Box 182125
Columbus, OH 43218-2125

County of Broome (New York)
Broome County Attorneys Office
PO Box 1766
Binghamton, NY 13902-1766

Fantine Rabier
123 Willow Lane
Lake Ariel, PA 18436-4738

Jerold Summers
123 Willow Lane
Lake Ariel, PA 18436-4738

Leticia
123 Willow Lane
Lake Ariel, PA 18436-4738

(p)M&T BANK
LEGAL DOCUMENT PROCESSING
626 COMMERCE DRIVE
AMHERST NY 14228-2307

Midland Funding, LLC
2365 Northside Drive, Ste. 300
San Diego, CA 92108-2709

PPL Electric Utilities
827 Hausman Road
Allentown, PA 18104-9392

American Express National Bank
c/o Becket and Lee LLP
PO Box 3001
Malvern PA 19355-0701

Broome County Real Property Tax Svc.
60 Hawley St., 2nd Floor
P.O. Box 1766
Binghamton, NY 13902-1766

Mark J. Conway
Law Offices of Mark J Conway PC
502 South Blakely Street
Dunmore, PA 18512-2237

Tullio DeLuca
381 N. 9th Avenue
Scranton, PA 18504-2005

William R. Fletcher
123 Willows Lane
Lake Ariel, PA 18436-4738

Steven P. Kelly
Stern & Eisenberg, P.C.
1581 Main Street
Ste 200
Warrington, PA 18976-3403

M&T BANK
PO BOX 1508
BUFFALO, NY 14240-1508

John J. Martin
Law Offices John J. Martin
1022 Court Street
Honesdale, PA 18431-1925

William Edward Miller
Friedman Vartolo LLP
85 Broad St.
Suite 501
Ste 200
New York, NY 10004-2434

PRA Receivables Management, LLC
PO Box 41021
Norfolk, VA 23541-1021

Pennsylvania Department of Revenue
Bankruptcy Division
P.O. Box 280946
Harrisburg, PA 17128-0946

Stern & Eisenberg, PC
1581 Main Street, Suite 200
Warrington, PA 18976-3403

Synchrony Bank/Pay Pal
Attn: Bankruptcy Dept.
P.O. Box 965060
Orlando, FL 32896-5060

Synchrony BankPay Pal
Attn: Bankruptcy Dept.
P.O. Box 965060
Orlando, FL 32896-5060

The CBE Group
P.O. Box 126
Waterloo, IA 50704-0126

United States Trustee
228 Walnut Street, Suite 1190
Harrisburg, PA 17101-1722

Verizon
by American InfoSource as agent
PO Box 248838
Oklahoma City, OK 73124-8838

Verizon Bankruptcy Dept.
500 Technology Drive
Suite 550
Weldon Spring, MO 63304-2225

James Warmbrodt
701 Market Street Suite 5000
Philadelphia, PA 19106-1541

Wayne County Tax Service Department
925 Court St.
Honesdale, PA 18431-1983

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g) (4).

Chase
PO Box 15298
Wilmington DE 19850

M&T Bank
1100 Wehrle Drive
Williamsville, NY 14221

(d)M&T Bank
PO Box 840
Buffalo, NY 14240

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(d)M&T Bank
Stern & Eisenberg, PC
1581 Main Street, Suite 200
Warrington, Pa. 18976-3403

(u)M&T Bank f/k/a Manufactures and Traders Tr

(d)PRA Receivables Management, LLC
PO Box 41021
Norfolk, VA 23541-1021

(d)William R. Fletcher
123 Willows Lane
Lake Ariel, PA 18436-4738

End of Label Matrix
Mailable recipients 39
Bypassed recipients 4
Total 43